

ORDINANCE NO. 492

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED, SO AS TO CHANGE THE FOLLOWING DESCRIBED PROPERTY FROM A "C" COMMERCIAL CLASSIFICATION TO A "C" COMMERCIAL CLASSIFICATION UNDER A SPECIAL PERMIT FOR A VETERINARY CLINIC, SAID TRACT BEING DESCRIBED AS FOLLOWS: BEING A TRACT OF LAND SITUATED IN THE R. J. WEST SURVEY, ABSTRACT NO. 1576, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF VALWOOD PARKWAY, (A 100 FOOT R.O.W.) AND THE WEST LINE OF DENNIS LANE, (AN 80 FOOT R.O.W.), A POINT FOR CORNER; THENCE, SOUTH, ALONG SAID DENNIS LANE WEST LINE, A DISTANCE OF 177.31 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 1 DEGREE 52 MINUTES 34 SECONDS AND A RADIUS OF 784.24 FEET; THENCE, ALONG SAID CURVE TO THE RIGHT AND ALONG THE SAID DENNIS LANE WEST LINE A DISTANCE OF 25.68 FEET TO THE PLACE OF BEGINNING, A POINT FOR CORNER; THENCE, WEST, A DISTANCE OF 62.60 FEET TO A POINT FOR CORNER; THENCE, SOUTH, A DISTANCE OF 80.8 FEET TO A POINT FOR CORNER; THENCE, EAST, A DISTANCE OF 55.75 FEET TO A POINT FOR CORNER IN THE SAID WEST LINE OF DENNIS LANE; THENCE, NORTHERLY ALONG THE SAID EAST LINE OF DENNIS LANE AND ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 5 DEGREES 55 MINUTES 42 SECONDS AND A RADIUS OF 784.24 FEET A DISTANCE OF 81.14 FEET TO THE PLACE OF BEGINNING; THAT SUCH PROPERTY IS TO BE USED UNDER A SPECIAL PERMIT FOR A VETERINARY CLINIC, SUBJECT, HOWEVER, TO THE SPECIAL CONDITIONS HEREINAFTER MORE FULLY EXPRESSED; THAT THE PROPERTY SHALL BE IMPROVED ACCORDING TO PLANS AND SPECIFICATIONS SUBMITTED THEREFOR, WHICH SHALL BE APPROVED BY THE CITY PLAN COMMISSION AND SUBJECT TO THE CONDITIONS CONTAINED THEREIN; PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Plan Commission of the City of Farmers Branch and the Governing Body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch and the State Law with reference to the granting of special permits under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area, and in the vicinity thereof, the Governing Body of the City of Farmers Branch is of the opinion that said special permit should be granted, subject to the conditions set out herein:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby, amended by amending the zoning map of the City of Farmers Branch so as to change the following described property from a "C" Commercial Classification to a "C" Commercial Classification under a special permit for a veterinary clinic, as provided for under the provisions of Article XIV of the Comprehensive Zoning Ordinance, as heretofore amended, subject to the special conditions contained herein, that the property to be covered by a special permit for a veterinary clinic is described as follows, to-wit:

BEING a tract of land situated in the R. J. West Survey, Abstract No. 1576, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the South line of Valwood Parkway, (a 100' R.O.W.) and the West line of Dennis Lane (an 80' R.O.W.), a point for corner;

THENCE, South, along said Dennis Lane West line, a distance of 177.31 feet to the beginning of a curve to the right having a central angle of 1° 52' 34" and a radius of 784.24 feet;

THENCE, along said curve to the right and along the said Dennis Lane West line a distance of 25.68 feet to the PLACE OF BEGINNING, a point for corner;

THENCE, West, a distance of 62.60 feet to a point for corner;

THENCE, South, a distance of 80.8 feet to a point for corner;

THENCE, East, a distance of 55.75 feet to a point for corner in the said West line of Dennis Lane;

THENCE, northerly along the said East line of Dennis Lane and along a curve to the left having a central angle of  $5^{\circ} 55' 42''$  and a radius of 784.24 feet a distance of 81.14 feet to the PLACE OF BEGINNING.

SECTION 2. That this special permit for veterinary clinic uses with reference to the hereinabove described property is approved and granted upon the following express conditions and in accordance with Article XIV of the Comprehensive Zoning Ordinance, to-wit:

(a) A site plan showing means of ingress and egress, offstreet parking, location of proposed buildings, signs and screening shall be submitted to and be approved by the City Plan Commission and the City Council prior to the time any building permits are issued.

(b) That all drainage structures, parking areas and service drives shall be installed in accordance with the requirements of the City, and the developer shall bear the total cost of all such improvements.

(c) That the veterinary clinic building shall be a self-contained unit and shall have no windows except where sound proofing is provided. The building shall have no roof openings such that the noise and odorous matter performance standards set forth in the "L-M" Light Manufacturing Classification will be exceeded.

SECTION 3. That the site plan, when approved by the City Planning and Zoning Commission and the City Council shall become a part of this ordinance for all purposes. A true copy of the site plan shall be retained in the office of the City Secretary and in the office of the City Manager for observance in connection with these improvements.

SECTION 4. That all ordinances of the City of Farmers Branch in conflict with the provisions of this ordinance be, and

the same are hereby repealed, and all other provisions of the ordinances of the City of Farmers Branch not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as heretofore amended, and as amended herein by the granting of this special permit for veterinary clinic uses.

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed Two Hundred Dollars (\$200.00) for each offense.

SECTION 7. Whereas, it appears that the above described property requires that it be given the above zoning classification in order to permit its proper development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency for the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED on the 20 day of July, 1964.

APPROVED:

  
MAYOR

ATTEST:

  
CITY SECRETARY

APPROVED AS TO FORM:

  
ATTORNEY